

WARRANTY DEED

This Deed of Conveyance is this day made by the undersigned HERBERT H. HAWKS, TRUSTEE of the Herbert H. Hawks Revocable Living Trust dated September 29, 1997, and ROBERT LUELL WOODS, TRUSTEE of and for the Robert Luell Woods Revocable Living Trust, dated July 17, 1992 hereinafter referred to as the GRANTORS, and JERRY LEE GARRETT, II and wife, DEBBIE RENE' GARRETT hereinafter referred to as the GRANTEES, WITNESSETH THAT:

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid by the GRANTEES to the GRANTORS, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged by the GRANTORS, and HERBERT H. HAWKS, TRUSTEE of the Herbert H. Hawks Revocable Living Trust dated September 29, 1997 and ROBERT LUELL WOODS, TRUSTEE of and for the Robert Luell Woods Revocable Living Trust, dated July 17, 1992, the GRANTORS do hereby and by these presents sell, convey, and warrant unto JERRY LEE GARRETT, II and wife, DEBBIE RENE' GARRETT, the GRANTEES, as tenants by the entirety with full rights of survivorship, and not as tenants in common, the hereinafter described real property located in DeSoto County, Mississippi, and being described as follows, to-wit:

Lots 76 and 77, Byhalia Creek Farms, Phase II as situated in Section 4, Township 3 South, Range 5 West, as per plat thereof of record in Plat Book 99, at Pages 1-4, in the Office of the Chancery Clerk of DeSoto County, Mississippi and to which recorded plat reference is made for a more particular description of the said lots.

Stockton

The foregoing covenant of warranty is made subject to rights of ways and easements for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi; and to any prior reservation or conveyance of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under the subject property. That additionally this conveyance is subject to all restrictive covenants, building restrictions and easements of record including but not limited to those as found with the recorded plat of said subdivision.

That as an additional restriction and condition this conveyance is subject to the following:

It is the responsibility of the builder and/or lot owner to take measures to prevent or mitigate sediment from leaving said lots. It is not the responsibility of the developer, DeSoto County, or the State of Mississippi to complete required measures.

That further, this conveyance is subject to that certain Deed of Trust as executed by Herbert H. Hawks, Trustee for the Herbert H. Hawks Revocable Living Trust dated September 29, 1997 and Robert Luell Woods, Trustee for the Robert Luell Woods Revocable Living Trust dated July 17, 1992, executed in favor of T. Harris Collier, III, Trustee for Trustmark National Bank as filed for record on July 2, 2004 at 3:50 p.m. at Trust Deed Book 2022, Page 590 in the Office of the Chancery Clerk of DeSoto County, Mississippi.

Taxes and assessments against said property for the year 2006 shall be paid by the Grantors and taxes and assessments for the year 2007 shall be the responsibility of the GRANTEES, and/or their successor in interest, and all subsequent years are hereby excepted from the foregoing covenant of warranty .

The Grantors herein warrant that the property being conveyed is no part or parcel of their respective homesteads.

Possession shall be given upon delivery of this deed.

WITNESS the signature of the GRANTORS on this the 16th day of June, 2006.

ROBERT L. WOODS, TRUSTEE OF
AND FOR THE
ROBERT LUELL WOODS
REVOCABLE LIVING TRUST
Dated July 17, 1992

Robert Luell Woods, Trustee
ROBERT LUELL WOODS
TITLE: TRUSTEE

HERBERT H. HAWKS, TRUSTEE OF
AND FOR THE
HERBERT H. HAWKS
REVOCABLE LIVING TRUST
Of September 29, 1997

Herbert H. Hawks Trustee
HERBERT H. HAWKS
TITLE: TRUSTEE

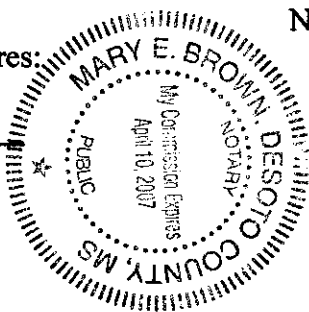
STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 16th day of June, 2006, within my jurisdiction, the within named ROBERT LUELL WOODS as TRUSTEE of and for the Robert Luell Woods Revocable Living Trust dated July 17, 1992, who acknowledged that he executed the above and foregoing instrument for and in behalf of the said Trust, having been authorized so to do.

Mary E. Brown
NOTARY PUBLIC

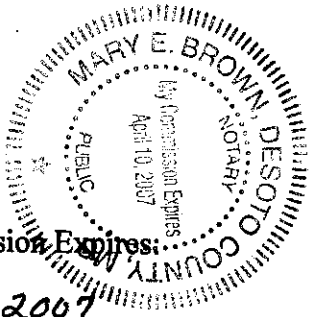
My Commission Expires:

4-10-2007
(SEAL)



STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for said county and state, on this the 16th day of June, 2006, within my jurisdiction, the within named HERBERT H. HAWKS, as TRUSTEE for the Herbert H. Hawks Revocable Living Trust dated September 29, 1997, who acknowledged that he executed the above and foregoing instrument for and on behalf of said Trust having been authorized so to do.



Mary E. Brown

NOTARY PUBLIC

My Commission Expires:

4-10-2007

(SEAL)

GRANTORS' ADDRESS:

P.O. Box 5067
Holly Springs, MS 38634
RES. TEL: N/A
BUS. TEL: 662-562-2333

GRANTEES'S ADDRESS:

10862 Nichols Blvd., Apt. 17-2
Olive Branch, MS 38654
RES. TEL: 901-274-5148
BUS. TEL: 662-233-2685

Prepared by:

KENNETH E. STOCKTON
ATTORNEY AT LAW
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HERNANDO, MS
662-429-3469